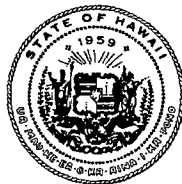


LINDA LINGLE
GOVERNOR



CHAD K. TANIGUCHI
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
Honolulu, Hawaii 96817

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

IN REPLY PLEASE REFER TO:
09:CPO/105

April 23, 2009

TO: Interested Parties

FROM: Rick T. Sogawa 
Acting Procurement Officer

SUBJECT: Request-For-Proposals No. OED-2009-15, Addendum No. 1
Revitalize and Redevelop Kuhio Park Terrace and Kuhio Homes on the
Island of Oahu

This Addendum No. 1 is to provide additional information, clarification and responses to questions that were received at the Pre-Proposal Conference conducted by the Hawaii Public Housing Authority (HPHA) on April 14, 2009, up until April 20, 2009:

1. As additional information, a copy of the Pre-Proposal Conference sign-in sheet conducted by the HPHA on April 14, 2009 is provided as Attachment 1 to this Addendum No. 1.
2. As additional information, a copy of zoning potential (handed out at the Pre-Proposal Conference) is provided as Attachment 2 to this Addendum No. 1.
3. For clarification purposes, proposals must be submitted on white, 8 1/2 " x 11" paper.
4. For clarification purposes, the following revision is reflected, in bold, for page 20, Section C. Complete Proposals:

Complete proposals will be evaluated based on established Step II evaluation criteria. Points from Step I will be combined with the points from Step II to arrive at a final score. Upon the completion of the Step II process the Evaluation Committee will submit its recommendation to the HPHA's Executive Director for approval. The Executive Director's approved selection will be **submitted** to the HPHA's **Board of Directors for concurrence. Upon concurrence by the Board of Directors, the approved selection will be forwarded to the Procurement Officer for preparation and award of a contract.**

5. For clarification purposes, the following revision is reflected, in bold, for page 23, Section VIII.B.2. Developer Experience:

Developer Experience (Items a and b are not to exceed a total of five (5) pages; item c has no page limitation)

Questions:

1. Please define your term "Public Housing" as you use it. For example is it "Section 8" tenants only?

Public Housing refers to the federal public housing program where tenants must be below 80% of the area median income to qualify for the program, and tenants pay approximately 30% of their income as rent, no matter what their income is, subject to a maximum flat rent. It is not Section 8 tenants only, who are part of the Housing Choice Voucher Program. These are two different HUD programs.

2. Please provide clarification as to who to include in team members under Evaluation Criteria, part 2.

Please refer to page 23, Section VIII.B.3a. Developer Qualifications. Proposals are to include the identification and qualifications of each partner and/or key individuals who would take part in this project.

3. Are there known deficiencies in the infrastructure conditions or capacities? Is it expected that the developer resolve any and all conditions or capacities with infrastructure?

The HPHA has not researched, and therefore, does not know of any deficiencies in the infrastructure conditions or capacities. There may very well be deficiencies in capacities. The selected developer is responsible, and the HPHA is willing to assist, to resolve any and all conditions or capacities with regard to infrastructure.

4. Will the HPHA continue to fill the 78 vacant units during the RFP process?

Yes.

5. What Environmental Assessment or Environmental Impact Statement process will you be requiring? Federal National Environmental Policy Act procedures or State Chapter 343 requirements? Also, who will be the accepting authority for the Environmental Assessment?

The HPHA is aware that an Environmental Assessment and/or Environmental Impact Statement must be conducted in accordance with State Chapter 343 and the Federal National Environmental Policy Act.

The accepting authority under an Environmental Impact State is the Governor of the State of Hawaii. The approving agency under an Environmental Assessment is the HPHA.

6. What type of forensic, design, construction administrative services do you require for this project?

The selected developer will be responsible for all necessary forensic, design, and/or construction administrative services.

If you have any questions, please call contact Rick Sogawa at (808) 832-6038. Thank you.